



FILE NO: 7N7-18-11
DATE RECEIVED: Nov. 27/18

TOWN OF TILLSONBURG
APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):

Name: K. D. Heckford Developments Inc. Phone: Residence: _____
Address: 213 Tillson Ave., Tillsonburg, On. Business: (519) 842-5932
Fax: _____
Postal Code: _____ E-mail: kirby@tillsonburgglass.com

Applicant (if other than registered owner):

Name: Tillsonburg Developments Inc. Phone: Residence: _____
Address: 2 Esseltine Drive, P. O. Box 158 Tillsonburg, ON. Business: (519) 688-5937
Fax: (519) 688-5320
Postal Code: N4G 4H5 E-mail: dbradley@tillsonburgdevelopmentsinc.ca

Solicitor or Agent (if any):

Name: Tillsonburg Developments Inc. Phone: Business: (519) 688-5937
Address: 2 Esseltine Drive, P. O. Box 158 Tillsonburg, ON. Fax: (519) 688-5320
Postal Code: N4G 4H5 E-mail: dbradley@tillsonburgdevelopmentsinc.ca

All communications will be sent to those listed above. If you **do not** wish correspondence to be sent to the

☐ Owner, ☐ Applicant, or ☐ Solicitor/Agent, please specify by checking the appropriate box.

Name and address of any holders of any mortgage, charges or other encumbrances (if known):

Not Applicable

2. Subject Land(s):

a) Location:

Municipality Town of Tillsonburg former municipality _____
Concession No. _____ Lot(s) 3, 4, 5, 6, 7, 8
Registered Plan No. 41M-241 Lot(s) _____
Reference Plan No. _____ Part(s) _____
The proposed lot is located on the North side of Sanders Cres., _____ Street, lying between
Arnold Street and Denrich Ave., ~~Street~~
Street and/or Civic Address (911#): 87, 89, 91, 93, 95 & 97 Sanders Cres.

b) Official Plan Designation:

Existing: Low Density Residential
Proposed: Same

If the proposed designation is different than the existing designation, has an application for Official Plan Amendment been filed with the County of Oxford? ☒ No ☐ Yes

FOR OFFICE USE ONLY
DATE PRESCRIBED INFORMATION COMPLETE

PIN

Nov. 27/18

0003008630868
REV. APR16

c) Zoning:

Present: R2 Single Family ResidentialProposed: R2-15 + Reduce Front YARD To: 6.0md) Uses: Present: Vacant Residential Building LotProposed: (Include description) Residential Building Lot

3. Buildings/Structures:

For all buildings/structures, either **existing** or **proposed** on the subject lands, please supply the following information:Existing/Proposed

Use:

Date Constructed (if known):

Floor Area:

Setbacks:

Front lot line

Side lot lines

Rear lot line

☒ None Existing
Building 1☐ None Proposed
Building 2Single family residential dwellingTo be set based on Zone Change Application ApprovalTo be determined based on Zone Change ApplicationIn accordance with the proposed zone change application provisionsIn accordance with the proposed zone change application provisionsIn accordance with the proposed zone change application provisions

Please complete for residential, commercial/industrial or institutional uses.

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	Detached residential dwelling	N/A	N/A
# OF UNITS	1 per lot	N/A	N/A
CONVERSION/ADDITION TO EXISTING BUILDING	N/A	N/A	N/A
Describe	Mixture of Bungalow, main floor maaster & 2 Storey dwellings	N/A	N/A
TOTAL # OF UNITS/BEDS	N/A	N/A	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	Dwelling design & Sq. Footage to be completed upon approval of zone change application. Size varies by lot size.	N/A	N/A
OTHER FACILITIES (playground, underground parking, pool, etc.)	located within existing subdivision.	N/A	N/A
# OF LOTS (for subdivision)	6 in-fill lots within existing plan.	N/A	N/A
SEATING CAPACITY (for restaurant, assembly hall, etc.)	N/A	N/A	N/A
# OF STAFF	N/A	N/A	N/A
OPEN STORAGE REQUIRED?	N/A	N/A	N/A
ACCESSORY RESIDENTIAL USE?	N/A	If accessory residential use, complete residential section	If accessory residential use, complete residential section

4. Site Information (proposed use(s):

Lot Frontage _____
 Lot Depth _____
 Lot Area _____
 Lot Coverage _____
 Front Yard _____
 Rear Yard _____
 Interior Side Yard _____

Exterior Side Yard (corner lot) _____
 Landscaped Open Space (%) _____
 No. of Parking Spaces _____
 No. of Loading Spaces _____
 Building Height _____
 Width of Planting Strip _____
 Driveway Width _____

5. Services: (check appropriate box)

Existing

Proposed

Water supply

Publicly owned and operated piped water system

☒☐

Privately owned and operated individual well

☐☐

Other (specify) _____

☐☐**Sewage Disposal**

Publicly owned and operated sanitary sewer system

☒☐

Privately owned and operated individual septic tank

☐☐

Other (specify) _____

☐☐**Storm Drainage**

Municipal Sewers

☒

Ditches

☐

Municipal Drains

☒

Swales

☒**6. Access:**

Provincial Highway

☐

Unopened Road Allowance

☐

County Road

☐

Right-of-Way owned by _____

☐

Municipal Road maintained all year

☒

Other (specify) _____

☐

Municipal Road seasonally maintained

☐**7. General Information:**

- a) Is the Subject Land the subject of regulations for flooding or fill and construction permits of the Long Point Region Conservation Authority?

☒ No☐ Yes

If yes, has an Application been filed with the Conservation Authority?

☐ No☐ Yes

- b) Present land use(s) of adjacent properties:

Single Family Residential Building Lots with similar zone change as applied for herein.

- c) Characteristics of subject land (check appropriate space(s) and add explanation, if necessary)

- (i) Does the land contain environmental features such as wetlands, woodlots, watercourses, etc.?

☒ No☐ Yes If yes, describe _____

- (ii) Has any part of the land been formally used for any purpose other than agricultural purposes?

☒ No☐ Yes

If yes, describe former use: _____

8. Historical Information:

- a) Is the subject land the subject of a current Application for Consent to the Oxford County Land Division Committee or a current application for draft plan of subdivision to the County of Oxford?

☒ No☐ Yes →

Application No. _____

- b) Have the subject land(s) ever been the subject of any other application under the Planning Act, such as an application for approval of an Official Plan amendment, a zoning by-law amendment, a Minister's Zoning Order amendment, consent, a minor variance, or approval of a plan of subdivision?

☐ No☐ Unknown☒ Yes →

File No. _____

Status/Decision _____

Approved plan of subdivision under Plan 41M-241

- c) If known, the date the subject land was acquired by the owner?

May 30th, 2018

- d) If known, the length of time that the existing uses of the subject land have continued?

Unknown Prior to subdivision land used as agricultural

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, K.D. HICKFORD DEVELOPMENT, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize Donna McFarley, to make this application on my/our behalf.

Nov 22/18
Date

[Signature]
Signature of Owner(s)

[Signature]
Signature of Owner(s)

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

I/We KIRBY HICKFORD of the TOWN OF TILLSONBURG
of _____ in the County of OXFORD

DO SOLEMNLY DECLARE THAT:

All of the prescribed information contained in this application is true and that the information contained in the documents that may accompany this application is true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the Town
of Tillsonburg in the
County of Oxford
this 22 day of November 20 18

[Signature]
Owner(s)/Applicant

[Signature]
Owner(s)/Applicant

[Signature]
A Commissioner for Taking Affidavits

HELEN JOHNSON, a Commissioner,
etc., Province of Ontario, for the
Corporation of the Town of Tillsonburg
Expires: March 10, 2020

Notes:

- Applications will not be considered complete until all requested information has been supplied.
- It is required that **one original** of this application (including the sketch/site plan) be filed, accompanied by the applicable fee of **\$700.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$1,200 will be charged if an application is required 'after the fact' (after the use has occupied the site).

Municipal Freedom of Information and Protection of Privacy Act – Notice of Collection & Disclosure

The collection of personal information on this form is legally authorized under Sec.34 of the *Planning Act* and O.Reg.545/06 for the purpose of processing your planning application. Questions about this collection should be directed to the Director of Community Planning at the County of Oxford, 21 Reeve St., P.O. Box 1614, Woodstock, ON N4S 7Y3 or at 519-539-9800 (ext.3207).

Pursuant to Sec.1.0.1 of the *Planning Act*, and in accordance with Sec.32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, it is the policy of the County of Oxford to make all planning applications and supporting material available to the public.